



14 James Jackson Road, Dersingham
Offers Over £325,000

BELTON DUFFEY



14 JAMES JACKSON ROAD, DERSINGHAM, NORFOLK, PE31 6UX

A well presented, deceptively spacious, extended 3 bedroom (1 en-suite) detached house situated in a sought after location with gardens, parking and garage.

DESCRIPTION

A well presented, deceptively spacious, extended 3 bedroom (1 en-suite) detached house situated in a sought after location with gardens, parking and garage.

The property was built circa 2000 and has been extended by the vendor now providing spacious accommodation.

The well presented accommodation is installed with gas central heating, double glazing, oak veneered internal doors and briefly comprises, entrance, hallway with oak staircase, cloakroom, large sitting/dining room and kitchen to the ground floor. On the first floor are 3 bedrooms (1 ensuite) and a family bathroom.

Outside, the property has a brick weave driveway with parking for 3 to 4 car, detached garage and gardens front and rear.

The agents recommend an early inspection of this well presented property.

SITUATION

Dersingham is situated approximately midway between King's Lynn and Hunstanton in close proximity to The Wash and the West Norfolk coast. The village borders the Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, local shops, schools, Doctor's Surgery, public houses and various social facilities. The larger towns of King's Lynn to the south and Hunstanton to the north are easily accessible. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc.

ENTRANCE

1.92m x 1.69m (6' 4" x 5' 7") Radiator, ceramic tiled floor.

HALLWAY

3.6m x 1.97m (11' 10" x 6' 6") Radiator, bespoke oak staircase to first floor with oak double cupboard under.

CLOAKROOM

1.69m x 0.81m (5' 7" x 2' 8") Wash hand basin with cupboard under, low level WC, heated chrome towel rail, heated mirror, ceramic tiled floor.

SITTING ROOM/DINING ROOM

9.03m x 3.48m narrowing to 2.88m into dining area (29' 8" x 11' 5" narrowing to 9' 5") Electric coal effect fire with marble inset, marble hearth and mahogany effect surround, 3 radiators, French doors to rear garden.

KITCHEN

3.29m x 2.53m (10' 10" x 8' 4") L-shaped marble effect worktop with 1.5 bowl stainless steel sink unit and chrome mixer tap, Neff 4 ring touch-control ceramic hob with Neff extractor over and Bosch oven under. Timber effect cupboards and drawers, matching wall cupboards, ceramic tiled floor, mahogany effect UPVC double glazed door to outside, Worcester Greenstar Ri gas central heating boiler, coat cupboard, inset ceiling lights



FIRST FLOOR LANDING

2.79m x 2.61m max into stair recess, narrowing to 2.11m (9' 2" x 8' 7" max into stair recess, narrowing to 6' 11") Oak flooring, airing cupboard with pressurised hot water cylinder.

BEDROOM 1

5.35m x 3.37m (17' 7" x 11' 1") Oak flooring, ceiling lights, radiator.

EN-SUITE SHOWER ROOM

2.0m x 1.69m (6' 7" x 5' 7") Mains shower with 'Rainfall' shower and shower attachment, low level WC, wash hand basin with cupboard and drawers under, heated chrome towel rail, fully tiled walls, controls for the shower, tiled floor with underfloor heating.

BEDROOM 2

3.7m x 2.87m (12' 2" x 9' 5") Triple mirrored wardrobe hanging rails and shelves, inset ceiling lights, radiator.

BEDROOM 3

2.62m x 2.41m (8' 7" x 7' 11") Radiator, inset ceiling lights.

FAMILY BATHROOM

1.78m x 2.06m (5' 10" x 6' 9") Marble effect worktop with sink unit and chrome mixer tap, double soft closure cupboard under, low level WC with concealed cistern, Villeroy & Boch bath with mains shower over, controls for shower, heated chrome towel rail, inset ceiling lights, heated mirror.

OUTSIDE

The property has a brick weave driveway providing car parking to the front and side for approximately 3/4 vehicles. The front garden is enclosed by walled boundaries and the driveway is enclosed by fenced boundaries.

There is a gated access to the rear garden which is brick weaved for easy maintenance with a raised circular brickweave area with pebbles, curved wall, further brick weave area, shrubs and is enclosed by fenced boundaries.

DETACHED BRICK & TILED GARAGE

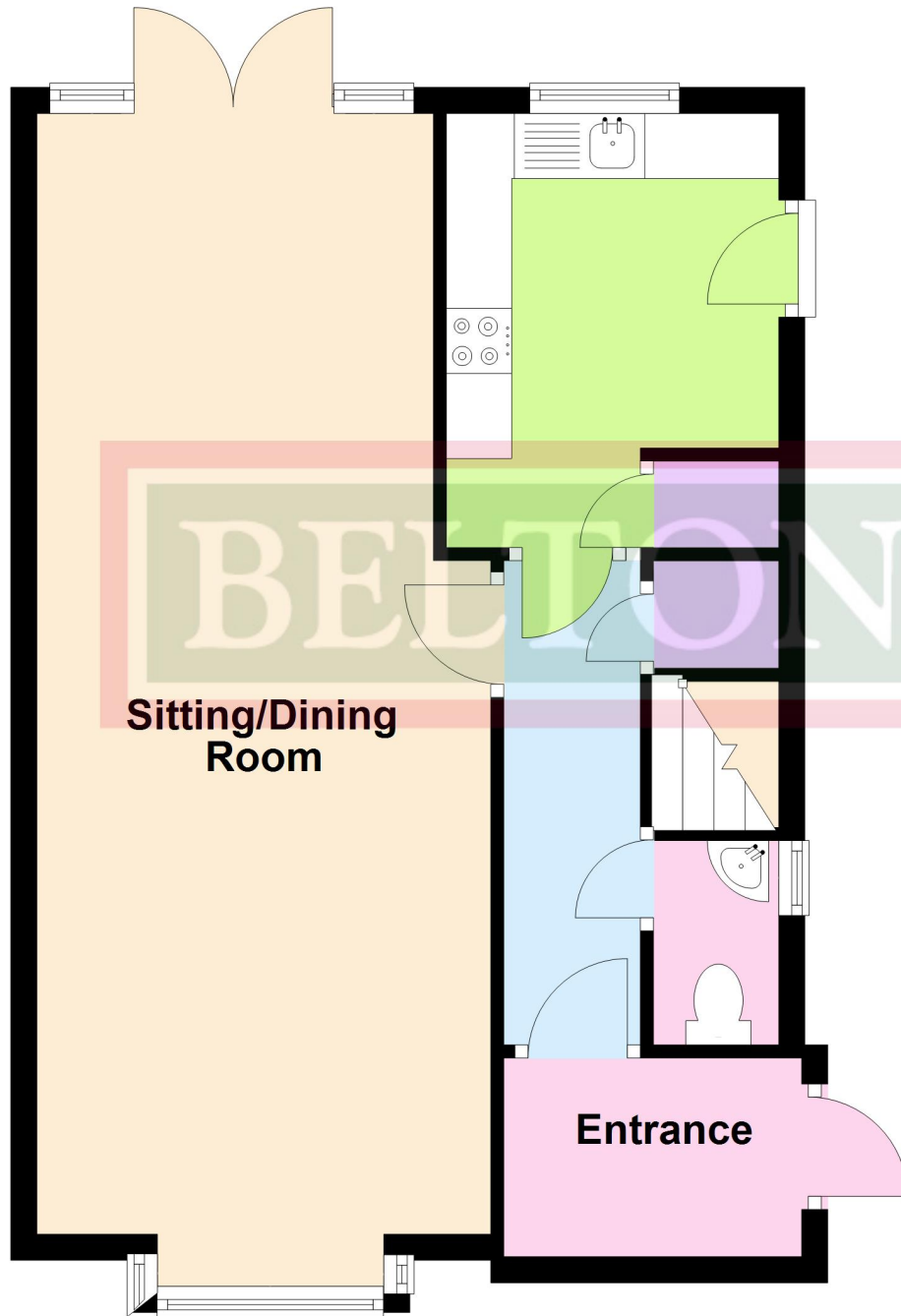
5.18m x 2.73m (17' 0" x 8' 11") UPVC double glazed window and door, electric roller door, work bench, ample sockets.

Adjoining the property is a LEAN-TO SHED 4.42m x 1.47m with work bench, power and light.

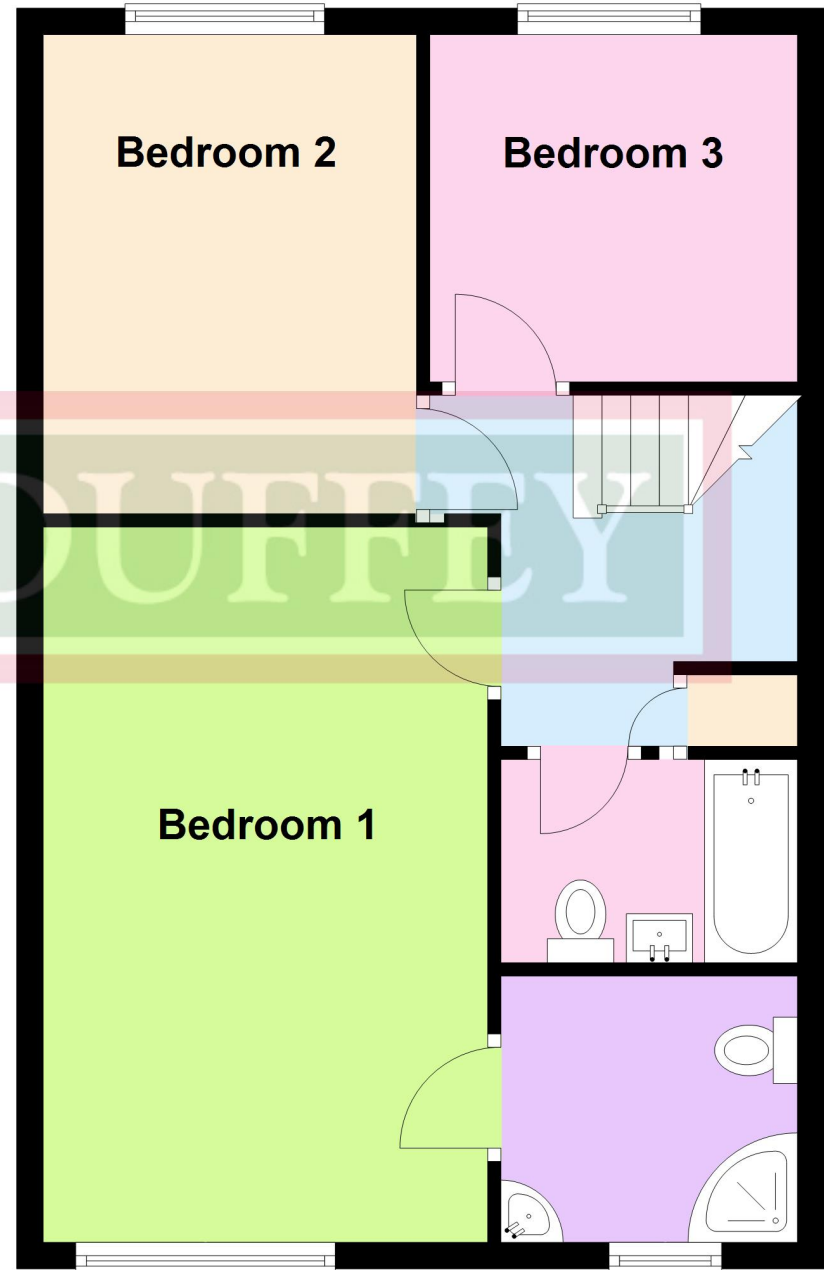
DIRECTIONS

from King's Lynn proceed out of town along Edward Benefer Way (Northern Bypass) into Low Road, South Wootton and continue straight over the traffic lights into Grimston Road. At the top of Grimston Road you will reach the Knights Hill roundabout, take the first exit signposted A149 Hunstanton for approximately 8 miles. On the outskirts of Dersingham take the second exit off the roundabout into the village and proceed into the village take the left hand turning at the Co-op on to Mountbatten road, take the second left hand turning into Philip Nurse Road and second left into James Jackson Road and the property will be seen as the second house on the left hand side.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council Tax band C.

Gas central heating.

EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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